

Fill in this information to identify the case:

United States Bankruptcy Court for the:

_____ District of Massachusetts
(State)

Case number (if known): _____ Chapter 11

☐ Check if this is an amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

04/20

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name Sudbury Property Management, LLC

2. All other names debtor used in the last 8 years
Include any assumed names, trade names, and *doing business* as names

3. Debtor's federal Employer Identification Number (EIN) 8 0 - 4 3 2 2 1 0 5

4. Debtor's address

Principal place of business		Mailing address, if different from principal place of business
200 East Main Street		
Number	Street	Number Street
_____		_____
P.O. Box		
_____		_____
Marlborough	Ma 01752	
City	State ZIP Code	City State ZIP Code
_____		_____
County		
_____		_____
Location of principal assets, if different from principal place of business		
Number Street		
_____		_____
City State ZIP Code		
_____		_____

5. Debtor's website (URL) _____

Debtor Sudbury Property Management, LLC
Name

Case number (if known) _____

6. Type of debtor

- ☐ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))
☐ Partnership (excluding LLP)
☒ Other. Specify: LLC

7. Describe debtor's business

A. Check one:

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))
☐ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
☐ Railroad (as defined in 11 U.S.C. § 101(44))
☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))
☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))
☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))
☒ None of the above

B. Check all that apply:

- ☐ Tax-exempt entity (as described in 26 U.S.C. § 501)
☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. § 80a-3)
☐ Investment advisor (as defined in 15 U.S.C. § 80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor. See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

2 3 6 2

8. Under which chapter of the Bankruptcy Code is the debtor filing?

Check one:

- ☐ Chapter 7
☐ Chapter 9
☒ Chapter 11. Check all that apply:

A debtor who is a "small business debtor" must check the first sub-box. A debtor as defined in § 1182(1) who elects to proceed under subchapter V of chapter 11 (whether or not the debtor is a "small business debtor") must check the second sub-box.

- ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,725,625. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ The debtor is a debtor as defined in 11 U.S.C. § 1182(1), its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$7,500,000, and it chooses to proceed under Subchapter V of Chapter 11. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return, or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ A plan is being filed with this petition.
- ☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- ☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.
- ☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

☐ Chapter 12

Debtor Sudbury Property Management, LLC
Name

Case number (if known) _____

9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?

☒ No

☐ Yes. District _____ When _____ Case number _____
MM / DD / YYYY

If more than 2 cases, attach a separate list.

District _____ When _____ Case number _____
MM / DD / YYYY

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?

☐ No

☒ Yes. Debtor MPAC Home Improvement & Construction, LLC Relationship Affiliate

District _____ When 12/14/2019
MM / DD / YYYY

List all cases. If more than 1, attach a separate list.

Case number, if known 19-41940

11. Why is the case filed in this district?

Check all that apply:

☒ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.

☐ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?

☒ No

☐ Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

Why does the property need immediate attention? (Check all that apply.)

☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard? _____

☐ It needs to be physically secured or protected from the weather.

☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).

☐ Other _____

Where is the property? _____

Number _____ Street _____

City _____ State ZIP Code _____

Is the property insured?

☐ No

☐ Yes. Insurance agency _____

Contact name _____

Phone _____

Statistical and administrative information

Debtor Sudbury Property Management, LLC
Name

Case number (if known) _____

13. Debtor's estimation of available funds

Check one:

- ☐ Funds will be available for distribution to unsecured creditors.
☐ After any administrative expenses are paid, no funds will be available for distribution to unsecured creditors.

14. Estimated number of creditors

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> 1-49 | <input type="checkbox"/> 1,000-5,000 | <input type="checkbox"/> 25,001-50,000 |
| <input type="checkbox"/> 50-99 | <input type="checkbox"/> 5,001-10,000 | <input type="checkbox"/> 50,001-100,000 |
| <input type="checkbox"/> 100-199 | <input type="checkbox"/> 10,001-25,000 | <input type="checkbox"/> More than 100,000 |
| <input type="checkbox"/> 200-999 | | |

15. Estimated assets

- | | | |
|--|--|--|
| <input type="checkbox"/> \$0-\$50,000 | <input checked="" type="checkbox"/> \$1,000,001-\$10 million | <input type="checkbox"/> \$500,000,001-\$1 billion |
| <input type="checkbox"/> \$50,001-\$100,000 | <input type="checkbox"/> \$10,000,001-\$50 million | <input type="checkbox"/> \$1,000,000,001-\$10 billion |
| <input type="checkbox"/> \$100,001-\$500,000 | <input type="checkbox"/> \$50,000,001-\$100 million | <input type="checkbox"/> \$10,000,000,001-\$50 billion |
| <input type="checkbox"/> \$500,001-\$1 million | <input type="checkbox"/> \$100,000,001-\$500 million | <input type="checkbox"/> More than \$50 billion |

16. Estimated liabilities

- | | | |
|--|--|--|
| <input type="checkbox"/> \$0-\$50,000 | <input checked="" type="checkbox"/> \$1,000,001-\$10 million | <input type="checkbox"/> \$500,000,001-\$1 billion |
| <input type="checkbox"/> \$50,001-\$100,000 | <input type="checkbox"/> \$10,000,001-\$50 million | <input type="checkbox"/> \$1,000,000,001-\$10 billion |
| <input type="checkbox"/> \$100,001-\$500,000 | <input type="checkbox"/> \$50,000,001-\$100 million | <input type="checkbox"/> \$10,000,000,001-\$50 billion |
| <input type="checkbox"/> \$500,001-\$1 million | <input type="checkbox"/> \$100,000,001-\$500 million | <input type="checkbox"/> More than \$50 billion |

Request for Relief, Declaration, and Signatures

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

17. Declaration and signature of authorized representative of debtor

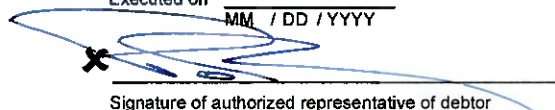
The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.


Executed on 12/14/2021
MM / DD / YYYY


Signature of authorized representative of debtor

Padraig O'Beirne

Printed name

Title Member

Debtor	Sudbury Property Management, LLC	Case number (if known)		
	Name			
18. Signature of attorney		<input checked="" type="checkbox"/>		Date 12/14/2021
			Signature of attorney for debtor	MM / DD / YYYY
Francis C Morrissey				
Printed name				
Morrissey, Wilson & Zafiropoulos, LLP				
Firm name				
45 Braintree Hill Office Park, Suite 304				
Number Street				
Braintree		MA	02184	
City		State	ZIP Code	
781-353-5501		fcm@mwzllp.com		
Contact phone		Email address		
567589		MA		
Bar number		State		

**WRITTEN CONSENT
OF MEMBERS OF
SUDBURY PROPERTY MANGEMENT, LLC**

The undersigned, being the Member of Sudbury Property Management, LLC, a Massachusetts limited liability company (the "Company"), acting by written consent without a meeting, do hereby agree that upon execution of this consent, the resolutions set forth below shall be deemed to have been adopted to the same extent and to have the same force and effect as though adopted at a formal meeting of the Members, duly called and held for the purpose of acting upon proposals to adopt such resolutions, and do hereby further waive any notice requirement, effective as of the 14th day of December 2021.

RESOLVED, that after review, due discussion, and deliberation, the undersigned members of the Company have deemed it in the best interest of the Company to file with the United States Bankruptcy Court for the District of Massachusetts a voluntary petition seeking relief under Chapter 11 of the United States Bankruptcy Code (the "Code"), and that Padraig O' Beirne ("O'Beirne" or the "Authorized Officer") is hereby authorized on behalf of the Company to execute and file any required documents, affidavits, and petitions in connection with the foregoing Chapter 11 proceeding.

RESOLVED FURTHER, that the Authorized Officer be and hereby is authorized and directed to: (1) prepare, file and execute on behalf of the Company any and all petitions, schedules, statements, and other documents as they may deem necessary or appropriate in connection with the foregoing Chapter 11 proceeding, (2) cause the Company to perform its duties as a debtor in possession pursuant to Chapter 11 of the Code, and (3) prepare and execute such further documents and do such further acts as the Authorized Officer may deem necessary or appropriate with respect to the foregoing, including the delegation of such foregoing authority to other officers, employees, or agents of the Company; the execution of any document in connection with the foregoing Chapter 11 proceeding to be conclusively presumed to be authorized by this consent.

RESOLVED FURTHER, that the Company employ as its bankruptcy counsel the law firm Morrissey, Wilson & Zafiropoulos, LLP and that the Company compensate and reimburse expenses of counsel, and that the Authorized Officer are hereby authorized to enter into such agreement on the Company's behalf as may be necessary or appropriate to effect such engagement.

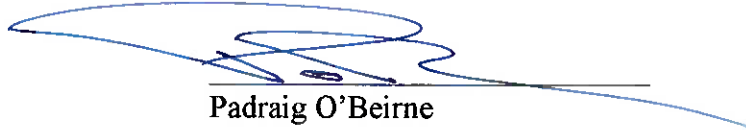
RESOLVED FURTHER, that the Company's Authorized Officer, be, and hereby is, authorized in the name and on behalf of the Company, to do any and all such further acts and things as to execute and deliver any and all such documents, and any instruments and certificates as they may deem necessary, convenient, or desirable to effectuate the purposes and carry out the actions set forth herein.

RESOLVED FURTHER, that all acts of the members of the Company or any person or person designed and authorized to act by the members of the Company, which acts would have been authorized by any of the foregoing resolutions, be, and hereby are,

severally ratified, confirmed, approved, and adopted in all respects as acts in the name and on behalf of the Company.

Executed as of this 14th day of December 2021.

MEMBER:



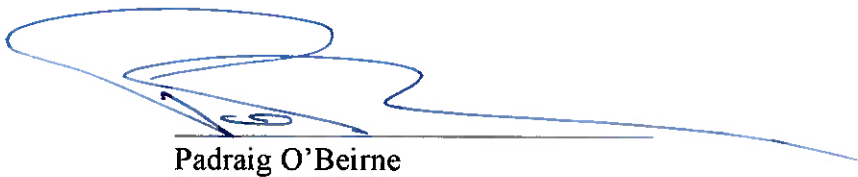
Padraig O'Beirne

MEMBER:

/s/Mary E. O'Beirne
Mary E O'Beirne

IN WITNESS WHEREOF, the undersigned have executed this written joint consent for the purpose of giving consent thereto effective as of the date first written above.

MEMBER:



Padraig O'Beirne

MEMBER:

/s/ Mary E. O'Beirne
Mary E O'Beirne

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF MASSACHUSETTS**

IN RE:

**SUDBURY PROPERTY
MANAGEMENT, LLC,**

DEBTOR.

**Case No.
Chapter 11**

VERIFICATION OF MATRIX

The above-named Debtor hereby verifies under penalties of perjury that the attached list of creditors, which consists of 2 pages and total of 16 creditors, is true, correct, and complete to the best of its knowledge.

Date: December 14, 2021

SUDBURY PROPERTY MANAGEMENT, LLC

By: 

Padraig O'Beirne, Authorized Agent

Bank of America
Business Card
P.O. Box 15796
Wilmington, DE 19886-5786

City of Marlborough
140 Main Street
Marlborough, MA 01752

DGS Law
365 Boston Post Road
Suite 200
Sudbury, MA 01776

Eversource
P.O. Box 56007
Boston, MA 02205

Guido's Dumpsters
269 Confer Street
Leominster, MA 01453

Internal Revenue Service
P.O. Box 7346
Philadelphia, PA 19101

James LaPlante
Deborah Race
c/o Attorney Richard B. Reiling
63 Atlantic Ave, 3rd Floor
Boston, MA 02110

Main Street Bank
81 Granger Blvd
Marlborough, MA 01752

Massachusetts Department of Revenue
P.O. Box 9564
Boston, MA 02114

Murphy & King
28 State Street, Suite 3101
Boston, MA 02109

National Grid
P.O. Box 9601
Northborough, MA 01532

Quincy Mutual
c/o Christo-Tyrell Insurance Agency, Inc.
385 Concord Avenue
Belmont, MA 02478

Sanjn Nehra
Manpreet Nehra
11 Amanda Drive
Sudbury, MA 01776

Santander Bank
P.O. Box 16255
Reading, PA 19612-6255

Santander Bank
C/o Michael Theodore
Cohn Dussi
68 Harrison Avenue, Suite 592
Boston, MA 02111- 1929

Small Business Administration
14925 Kingsport Road
Fortworth, TX 76155

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF MASSACHUSETTS**

IN RE:

SUDBURY PROPERTY MANAGEMENT LLC,

DEBTOR.

Case No.
Chapter 11

DECLARATION REGARDING ELECTRONIC FILING

PART 1 – Declaration

I, Padraig O’Beirne and member of the above-captioned debtor (the “Debtor”), hereby declares under penalty of perjury that all of the information contained in the Voluntary Petition, Unanimous Written Consent of Members, Creditor Matrix, Corporate Ownership Statement and Verification of Matrix (the “Documents”), filed electronically is true and correct. I understand that this DECLARATION is to be filed with the Clerk of Court electronically concurrently with the electronic filing of the Documents. I understand that failure to file this DECLARATION may cause the Documents to be struck and any request contained or relying thereon to be denied, without further notice.

I further understand that pursuant to the Massachusetts Electronic Filing Local Rule (MEFLR)-7(a) all paper documents containing original signatures executed under the penalties of perjury and filed electronically with the Court are the property of the bankruptcy estate and shall be maintained by the authorized CM/ECF Registered Under for a period of five (5) years after the closing of this case.

Date: December 14, 2021

By: Padraig O'Beirne
Padraig O'Beirne, Authorized Officer

PART II – DECLARATION OF ATTORNEY

I certify that this affiant signed this form before I submitted the Documents, I gave the affiant a copy of the Documents and this DECLARATION, and I have followed all other electronic filing requirements currently established by local rule and standing order. This DECLARATION is based on the information of which I have knowledge and my signature below constitutes my certification of the foregoing under Fed. R. Bank.P. 9011. I have reviewed and will comply with the provisions of MEFR 7.

Date: December 14, 2021

By: Francis C. Morrissey
Francis C. Morrissey
Morrissey, Wilson & Zafiropoulos, LLP

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF MASSACHUSETTS**

IN RE:

**Case No.
Chapter 11**

**SUDBURY MANAGEMENT PROPERTY, LLC
DEBTOR.**

CORPORATE OWNERSHIP STATEMENT

In accordance with Fed. R. Bankr. P. 1007(a)(1) and 7007.1, the above-captioned Debtor hereby submits the following information: no corporation owns directly or indirectly 10% or more of any class of the Debtor's equity interests.

Date: December 14, 2021

Respectfully submitted,
SUDBURY MANAGEMENT PROPERTY, LLC

By: /s/ Francis C. Morrissey
Francis C. Morrissey, BBO# 567589
Morrissey, Wilson & Zafiropoulos, LLP
45 Braintree Hill Office Park, Suite 304
Braintree, MA 02184
Phone: 781-353-5501
Fax: 781-356-5546
fcmm@mwzllp.com